

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: February 16, 2012
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: Lease Agreement with Mike Pyzel

RECOMMENDATION:

That Harbor Commission recommend Council approval of a three-year lease agreement with two one-year options with Mike Pyzel, at a monthly rent of \$417 or six percent of gross sales, whichever is greater, for a marine surveyor's office at 125 Harbor Way, Suite 23.

DISCUSSION:

Mike Pyzel has leased an office on the second floor of the Marine Center building at 125 Harbor Way since March 2008. The current lease expires on March 31, 2012.

Mr. Pyzel has over twenty years experience in marine survey and consultation. Although Mike performs survey work from Morro Bay to San Diego, his primary work area is in the Ventura, Channel Islands, and Santa Barbara Harbors. He is well-known for his magazine articles, books, and manuals on navigation and other marine-related topics. Mr. Pyzel also teaches marine-oriented classes at Ventura College, Santa Barbara City College and the Santa Barbara Maritime Museum.

The basic terms of the proposed lease are as follows:

- **Term:** Three years, with two one-year options to extend
- **Base Rent:** \$416.80 per month (\$2.55 p.s.f.)
- **Utility surcharge:** \$0.15 per square foot per month
- **Percentage Rent:** Base rent or 6% of gross sales, whichever is greater
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)
- **Permitted Uses:** A business office for marine surveys, appraisals and consultation for vessel purchases, financing, insurance, voyage preparation and damage assessment.

Mike Pyzel is considered by the Department to be a tenant in good standing as he is always prompt with rent payments and has no lease compliance problems on file. A copy of the lease agreement is available for review at the Waterfront Administration office.

Attachments: Site Plan